

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 REED CRESCENT, TAYLORS LAKES,



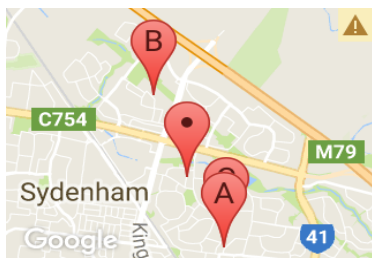
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$690,000 to \$749,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$685,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



30 BARBARY CRES, TAYLORS LAKES, VIC 3038



Sale Price

\$695,000

Sale Date: 24/06/2017

Distance from Property: 1.1km



28 MURCHISON AVE, TAYLORS LAKES, VIC



Sale Price

\$725,000

Sale Date: 07/07/2017

Distance from Property: 1.3km



15 LIONHEART AVE, TAYLORS LAKES, VIC



Sale Price

\$725,000

Sale Date: 28/07/2017

Distance from Property: 947m



This report has been compiled on 18/12/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 REED CRESCENT, TAYLORS LAKES, VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$690,000 to \$749,000

Median sale price

Median price

\$685,000

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 BARBARY CRES, TAYLORS LAKES, VIC 3038	\$695,000	24/06/2017
28 MURCHISON AVE, TAYLORS LAKES, VIC 3038	\$725,000	07/07/2017
15 LIONHEART AVE, TAYLORS LAKES, VIC 3038	\$725,000	28/07/2017